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COMMUNITY DEVELOPMENT DEPARTMENT**PLANNING COMMISSION AGENDA**

Tuesday, July 20, 2004
 San Bruno Senior Center
 1555 Crystal Springs Road
 7:00 p.m. to 11:15 p.m.

Roll Call**Pledge of Allegiance**

1.	Approval of Minutes	June 15, 2004	
2.	Communications		
3.	Public Comment		
			Actions ↓
4.	373 Taylor Avenue (UP-04-01) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2(Low Density Residential)	Request for a use permit, parking exception and variance to allow construction of a new house that would exceed the .55 FAR guideline, exceed the lot coverage guideline, have a second story whose front plane is not setback five feet from the first story, encroach into the required front yard setback, and proposes tandem parking; per Section 12.200.030.A.1, 12.200.030.A.2, 12.200.040.B.2, 12.96.060.D.6, and 12.200.0803.C, of the San Bruno Zoning Ordinance –Jia Yuan Wang, owner; Eddy Cheung (Applicant/Designer).	
5.	835 Crystal Springs Avenue (UP-04-30) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> C (Commercial)	Request for a use permit to allow construction of a new house that would exceed the .55 FAR guideline, and exceed 2,800 sq. ft. of gross floor area with a two garage, per Section 12.200.030.A.1 & 12.200.080.A.3, of the San Bruno Zoning Ordinance –Valerie Bonebrake, applicant; Lawrence Family LLC(Owner).	
6.	101 San Bruno Avenue (UP-04-23) <u>Environmental</u>	Request for a use permit to allow an airport serving parking lot in a commercial zone; per Chapters 12.96 & 12.112 of the San Bruno Zoning Ordinance – San Bruno Airport Parking	

	<p><u>Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> C (Commercial)</p>	LLC, (Applicant), San Mateo County Transportation (Owner).	
7.	<p>San Bruno Avenue @ Princeton Drive UP-04-23</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	Request for a conditional use permit to allow installation of a wireless communications facility at the per Chapter 12.112 of the San Bruno Zoning Ordinance – The Alaris Group; owners, City of San Bruno, property owner.	
8.	<p>944 Mills Avenue (UP-04-32) (MM-04-05)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	Request for a use permit & minor modification permit to allow construction of an addition would proposes a greater than 50% expansion of gross floor area, and proposes to extend the 3'4" right sideyard setback; per Section 12.200.030.B.1 & 12.120.010.B of the San Bruno Zoning Ordinance.	
9.	<p>400 Elm Avenue (UP-04-33)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1(Single Family Residential)</p>	Request for a use permit to allow construction of an addition would proposes a greater than 50% expansion of gross floor area, exceeds the .55 FAR guideline, and proposes a gross floor area greater than 1825 sq. ft. with a one-car garage; per Section 12.200.030.B.1, 12.200.030.B.2, & 12.200.080.A.2 of the San Bruno Zoning Ordinance. Mark Paton (Owner/Applicant).	
10.	<p>1820 Parkview Drive (UP-04-34)</p> <p><u>Environmental Determination:</u> Categorical Exemption</p> <p><u>Zoning:</u> R-1 (Single Family Residential)</p>	Request for a use permit and parking exception to allow construction of an addition would proposes a greater than 50% expansion of gross floor area, and proposes 2,826 sq. ft. of floor area while only having a two car garage (18' x 22'), per Section 12.200.030.B.1, 12.200.020.A.3, 12.100.080.3, & 12.100.120 of the San Bruno Zoning Ordinance. Steven Belluomini (Owner/Applicant).	

11.	149 San Luis Avenue (UP-03-26) <u>Environmental Determination:</u> Categorical Exemption <u>Zoning:</u> R-2 (Low Density Residential)	Request for a use permit to allow construction of a first and second floor addition which will result in a greater than 50% expansion to the gross floor area, and proposes 47% lot coverage, and proposes a .60 floor area ratio; per Sections 12.200.030.B.1, 12.200.030.B.2 & 12.200.030.B.3 of the San Bruno Zoning Ordinance – Juan Sanchez, owners	
12.	Planning Commission Discussion		
13.	Adjournment		

Note: If you challenge the above actions in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the Planning Commission at, or prior to, the public hearing.